



Compton Lane, Axbridge BS26

£759,000 Freehold

COOPER
AND
TANNER



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Description

What a fabulous barn conversion in a stunning location! Originally built around the 1850s, and converted sympathetically and to a high specification in 1997, Compton House Barn is a stunning, warm and welcoming home, packed with character, charm and unique features. It is in an enviable elevated location, on the edge of this extraordinary Medieval town of Axbridge. Sitting on the patio you can enjoy stunning rural views, or a stroll down West Street and the High Street will take you back through history, passing many listed buildings, The Roxy Cinema, and emerging in the town square with its shops, pubs, cafes and monthly farmers' market.

The property is deceptive from the outside and gives little away as to the elegant space and unusual layout inside. The sitting room is stunning with its high vaulted ceiling, exposed wooden beams, feature fireplace with a wood burner and flagstone hearth. There is an unusual wooden staircase leading up to a vaulted mezzanine floor which looks over the sitting room and where there is access to the loft room. The sunroom extends the useful living space into the garden. It is a triple aspect oak framed room with breath taking views across open farmland. Doors lead to the front of the property to a secluded paved patio area-perfect for enjoying a glass of wine in the late evening sun. The dining room also features exposed wooden beams and provides space for a good size

dining table and other furniture. The kitchen, with its oak flooring and high ceiling, benefits from French doors opening out to the rear garden and patio, and enjoys far reaching views. There is a fabulous Inglenook fireplace with large wooden beam which now houses the Aga. The kitchen is fitted out with a range of wall and base units, including a built-in wine rack, one and a half bowl sink and drainer with mixer tap, double electric oven, built in microwave, integrated Bosch dishwasher, integrated Zanussi washer dryer and there is space for an American style fridge freezer. An opening takes you into a useful utility area where there is one of the two boilers, and also plumbing for a washing machine.

The two smaller of the four bedrooms are found on the middle floor, one of which is currently used as a study. These rooms share a family bathroom which has a shower, bath, WC and wash hand basin. There is also access from the hall directly into the double garage.

The larger double bedrooms are upstairs. The master bedroom is a light and spacious room with French doors, ensuite shower room, built-in wardrobes and dressing area. Bedroom two also has its own ensuite facilities, exposed beams and lovely views across to Brent Knoll. The property is warmed by gas central heating.









Outside

Compton House Barn is approached via a private driveway, to a small group of four individual stone built properties. The front and rear gardens are enclosed by a stone wall boundary. At the front, the garden is stocked with mature shrubs including Acacia, Fatsia Japonica and Eucalyptus, and two olive trees, with hard landscaping including a terrace, small pond and, to the side of the property, there is a lawn area with a quince tree. A gravel driveway leads up to an oak framed double carport and double garage with two electric up and over single garage doors, work surface with inset sink, wall mounted ideal boiler, electric hand dryer and an outside tap. There is also a shed with power and a workbench, an electric charging point for a vehicle and there is a gateway through to the rear garden which is laid to lawn with paved patio areas, greenhouse, vegetable patch, fruit trees, herbaceous bed, and enjoys lovely views over the Somerset countryside.

Location

An important wool-producer in the Middle Ages, Axbridge has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol – the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets which remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. Bristol international Airport is 15 minutes' drive away.

Directions

From the A38 at Cross, take Cross Lane towards Axbridge. Turn right into West Street, then immediately right into Houlgate Way. Compton Lane is a little way down on the right-hand side. Follow the drive along to the end where you find a communal parking/turning area. Compton House Barn is on your right.



Local Information Axbridge

Local Council: Sedgemoor District Council

Council Tax Band: G

Heating: Gas Central Heating

Services: Mains Electricity, Mains Gas, Mains Water, Mains Drainage

Tenure: Freehold



Motorway Links

- M5 J21
- M5 J22



Train Links

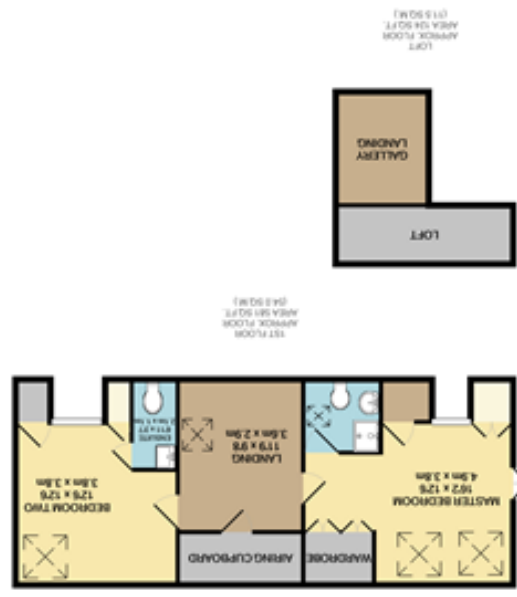
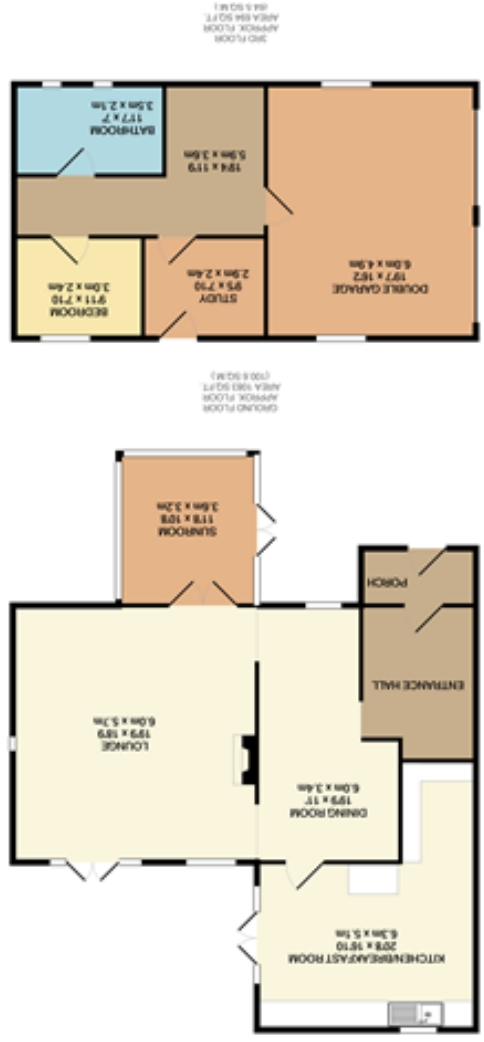
- Worle
- Highbridge



Nearest Schools

- Axbridge First School
- Fairlands Middle School
- Kings of Wessex Academy

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